

156.0

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

755,900 / 755,900

USE VALUE:

755,900 / 755,900

ASSESSED:

755,900 / 755,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
238		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACMILLIN BRIAN & KRISTYN
Owner 2:	
Owner 3:	

Street 1: 238 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHEPHERD EDWARD-ETAL -

Owner 2: SHEPHERD KAREN E -

Street 1: 238 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Aluminum Exterior and 1930 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5590		Sq. Ft.	Site		0	70.	1.05	7									411,389						411,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									103710	
101	5590.000	338,800	5,700	411,400	755,900									GIS Ref	
														GIS Ref	
														Insp Date	
														08/05/20	
														!12212!	

EXTERIOR INFORMATION

Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:	8 - Brick Veneer	15 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY/WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	uat pulldown stairs /studs av througt.
A Bath:	1	Rating: Very Good	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:	1	Rating: Very Good	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1
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OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

Condo Information

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	26.4 %
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CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	1.31793892
Const Adj.:	0.99435562
Adj \$ / SQ:	183.470
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460351
Depreciation:	121533
Depreciated Total:	338818

WtAv\$/SQ:	AvRate:	Ind.Val
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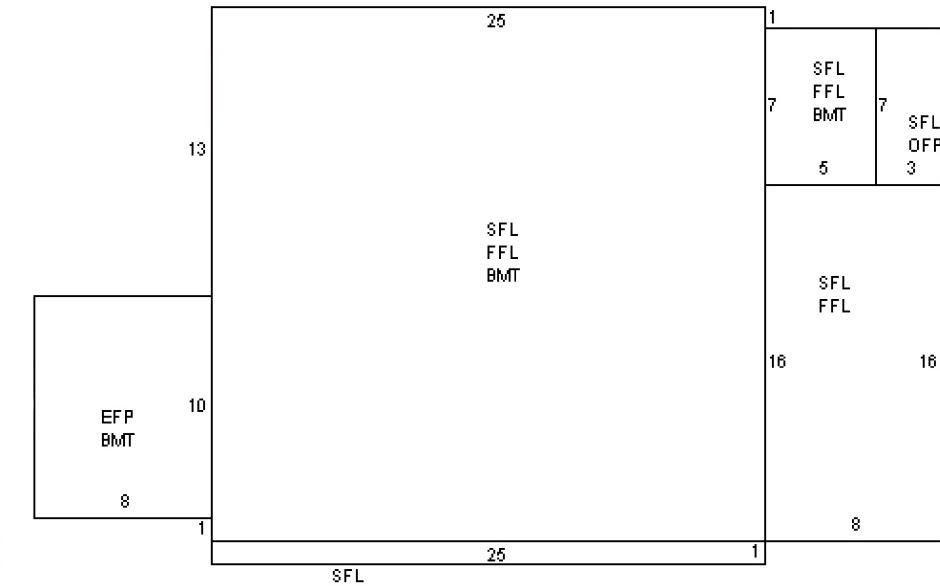
Juris. Factor:	1.00
Special Features:	0
Final Total:	338800

Before Depr:	183.47
Val/Su Net:	141.88
Val/Su SzAd:	215.52

5,700

PARCEL ID

156.0-0002-0016.0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	809	183.470	148,427						
FFL	First Floor	763	183.470	139,988						
BMT	Basement	715	72.930	52,144						
EFP	Enclos Porch	80	60.910	4,873						
OPF	Open Porch	21	43.750	919						
	Net Sketched Area:	2,388		Total: 346,351						
	Size Ad	1572	Gross Area	2388	FinArea	1930				

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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3	Garage	D	Y	1	9X18	G	GD	2006	38.04	T	7.8	101			5,700			
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More: N

Total Yard Items: 5,700 Total Special Features: []

Total: 5,700